

INDUSTRIAL

TO LET

# Unit 13 Barratt Trading Estate

 **HUTCHEON  
MEARNS  
REAL ESTATE**



Denmore Road, Bridge of Don, Aberdeen, AB23 8JW  
808.25 SQ M (8,700 SQ FT)

## LOCATION

The development is located on Denmore Road, within the popular and established Bridge of Don Industrial Estate situated some 4 miles north of Aberdeen city centre.

Major occupiers within the estate include *Sterling Furniture, Sparrows Offshore, Fugro, B&G and Marks & Spencers*

## DESCRIPTION

The subjects comprise a mid terraced industrial unit within a development of 15 similar units.

Internally, the subjects comprise of workshop space together with staff facilities.

The subjects benefit from the following specification:

- 6.m eaves
- High bay LED lighting
- Vehicle access via an electric roller shutter door
- 3 phase power supply

## ACCOMODATION

The premises extend to the following approximate gross internal floor areas:

	Sq M	Sq Ft
Warehouse	808.25	8,700
-	-	-
<b>TOTAL</b>	<b>808.25</b>	<b>8,700</b>

Office accommodation can be added to suit an occupier's exact requirements.



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## RENTAL

£60,000 per annum

## RATEABLE VALUE

£41,250, effective from 1 April 2023.

## SERVICE CHARGE

The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further information is available upon request.

## VAT

All figures quoted are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.

## VIEWINGS & OFFERS

For further information or viewing please contact the joint agents.



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